

# **City of Scottsbluff, Nebraska**

**Monday, April 8, 2019**

**Regular Meeting**

**Item Appr. Min.1**

**Approve Minutes of the February 11, 2019 Meeting**

**Staff Contact: Gary Batt**

PLANNING COMMISSION MINUTES  
REGULAR SCHEDULED MEETING  
February 11, 2019  
6:00 PM  
SCOTTSBLUFF, NEBRASKA

The Planning Commission of the City of Scottsbluff, Nebraska met in regular scheduled meeting on February 11, 2019, at 6:00 PM in the Scottsbluff Council Chambers, at 2525 Circle Drive, Scottsbluff, Nebraska. A notice of the meeting had been published in the Star-Herald, a newspaper of general circulation in the city, on January 25, 2019 and February 1, 2019. The notice stated the date, time, and location of the meeting, that the meeting was open to the public, anyone with a disability desiring reasonable accommodation to attend the Planning Commission meeting should contact the Development Services Department, and that an agenda of the meeting kept continuously current was available for public inspection at Development Services Department office; provided; the city Planning Commission could modify the agenda at the meeting if the business was determined that an emergency so required. A similar notice, together with a copy of the agenda, also had been delivered to each Planning Commission member. An agenda kept continuously current was available for public inspection at the office of the Development Services Department at all times from publication to the time of the meeting.

Item 1: At 6:01 PM, Chairman Angie Aguallo called the meeting to order. Roll call consisted of the following members. Linda Redfern, Anita Chadwick, Jim Zitterkopf, Becky Estrada, Callan Wayman, Dave Gompert, Angie Aguallo.

Absent: Mark Westphal, Henry Huber, Dana Weber. City officials present were Anthony Murphy, City Fire Marshal and Gary Batt, Code Administrator II.

Item 2: Chairman Aguallo informed those present of the Nebraska Open Meetings Act and that a copy was posted in back of the council chambers in the west corner.

Item 3: Acknowledgement of any changes on the agenda; None.

Item 4: Business not on the agenda; None.

Item 5: Citizens with business not on the regular agenda: None.

Item 6: The minutes from the January 14, 2019 meeting were reviewed.

Conclusion: A motion was made by Wayman and second by Gompert to approve the minutes from the January 14, 2019 meeting. "Yeas": Zitterkopf, Estrada, Wayman, Gompert, Aguallo. "Nays": None, "Abstained": Redfern, Chadwick, "Absent": Westphal, Huber, Weber. Motion Carried.

Item 7: The Planning Commission opened a public hearing to consider designating an area bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21<sup>st</sup> Avenue on the west as blighted and substandard. Batt reported that a study has been done and submitted for review of the above location containing 37.79 acres. The study examines existing conditions of land use, buildings, infrastructure, development patterns and general health, safety welfare aspects within the designated study area in the City of Scottsbluff. There are a numbers of opportunities for redevelopment existing

along and adjacent to this corridor in this Proposed Study Area. The corridors surrounding this area have some long standing successful business as well as recently developed local owned business and a National chain commercial growth. This study shows that the area considered for blighted and substandard has non-existent development.

Batt also informed the Planning Commission members that the City is allowed to designate up to 35% of its area within the corporate limits as blighted and substandard. Currently the total acreage within the City of Scottsbluff is 4,275.95 acres. Currently the city has just under 1048 acres designated as blighted and substandard slightly more than 24% of the City's total acreage. The proposed additional blighted and substandard area consists of 37.79 acres. Adding this proposed area to the existing blighted and substandard area brings the total blighted and substandard area to 185.7 acres or 25.4% of the total area of the City of Scottsbluff, remaining well within the 35% providing future opportunity to add more.

With the area designated as blighted and substandard developers will be able to apply for TIF funds to aid in infrastructure, extending utilities, and street within the area for development. This area is excellent for triggering new activity where adequate market forces are not present to move development in a positive direction. Batt stated the current zoning is M-1. Batt said the City gave a positive recommendation that City Council approve the blighted and substandard survey for area #12 be approved.

Dave Schaff spoke to the Planning Commission explaining the purpose of the study and what potential benefits for the location could be and the area would be eligible for TIF to be used as an incentive for development. Jim Zitterkopf asked about drainage of the acreage and Callan Wayman asked about the 35%. Dave explained the drainage is located at the southeast corner and the State of Nebraska appears to have cleaned or attempted to clean that location. Dave explained the requirements for allowing up to 35% to be blighted and substandard.

John Selzer Jr. spoke about the statutory regulations and that those are being met. John spoke about the following government entities that are involved NRD, Scottsbluff Public Schools, ESU 13, WNCC, and Scottsbluff County.

The public hearing then closed with no further comment.

Conclusion: A motion was made by Wayman and second by Estrada for a positive recommendation to approve an area bounded by US Highway 26 on the northeast, East Overland Drive on the south and 21<sup>st</sup> Avenue on the west as blighted and substandard. "Yeas": Redfern, Chadwick, Zitterkopf, Estrada, Wayman, Gompert, Aguillo. "Nays": None. "Abstained": None. "Absent": Westphal, Huber, Weber. Motion Carried.

Item 8: No further business, a motion was made to adjourn at 6:20 PM. By Zitterkopf and second by Estrada. "Yeas": Redfern, Chadwick, Zitterkopf, Estrada, Wayman, Gompert, Aguillo. "Nays": None "Abstained": None "Absent": Westphal, Huber, Weber. Motion Carried.